

RENTON CITY COUNCIL

Regular Meeting

October 5, 1998
Monday, 7:30 p.m.

MINUTES

Council Chambers
Municipal Building

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

ROLL CALL OF COUNCILMEMBERS

BOB EDWARDS, Council President; ; KATHY KEOLKER-WHEELER; DAN CLAWSON; KING PARKER; TIMOTHY SCHLITZER; RANDY CORMAN; TONI NELSON.

CITY STAFF IN ATTENDANCE

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SUSAN CARLSON, Economic Development, Neighborhoods & Strategic Planning Administrator; BETTY NOKES, Economic Development Director; DEREK TODD, Finance Analyst; JULIA MEDZEGIAN, Council Liaison; COMMANDER KATHLEEN MCCLINCY, Police Department.

PRESS

Denis Law, *Renton Reporter*

APPROVAL OF COUNCIL MINUTES

MOVED BY EDWARDS, SECONDED BY PARKER, COUNCIL APPROVE THE MINUTES OF SEPTEMBER 28, 1998, AS PRESENTED. CARRIED.

PROCLAMATION Renton Elementary Schools Appreciation Day

A proclamation by Mayor Tanner was read declaring October 5, 1998, to be "Renton Elementary Schools Appreciation Day" and urging all citizens to celebrate the success of our schools and find ways to support and continue improving education in our community. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Nancy Davis and Mrs. Burcham, principal and teacher of Sierra Heights Elementary School, accepted the proclamation on behalf of their fourth-grade students, some of whom were present and introduced.

Mayor Tanner extended a special congratulations to the students for high scores on the Washington Assessment of Student Learning tests, noting that Sierra Heights students ranked among the top schools in the Puget Sound area. In comparison, the math scores of the students were nearly double the state average, and they achieved 60% over the state average in reading and almost 50% over the state average in writing.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1998 and beyond. Items noted included:

- * Mayor Tanner was appointed to the Regional Water Quality Committee and the Suburban Cities Association's Regional Water Quality Committee Caucus.
- * The sidewalks and street trees on both sides of Whitworth Ave. S. between S. Second and Third Streets will be replaced this week, as the current sidewalks were heavily damaged from tree roots.
- * The Cedar River Trail has re-opened for pedestrian-only access. Park and trail hours have been temporarily adjusted to daylight hours only.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Council President Edwards noted that item 7.e. is being held and will be presented to Council at a later date.

**Transportation: RTA Bus
Routing Proposals**

Transportation Systems Division forwarded three proposals for Regional Express (RTA) bus routing to and through Renton. Refer to Transportation Committee.

**Transportation: Houser Way
Bridge Scour Remediation,
Kohl Excavating, CAG-98-095**

Transportation Division submitted CAG-98-095, Houser Way Bridge Scour Remediation project; and recommended approval of the project, commencement of 60-day lien period, and release of retained amount of \$1,988.85 to Kohl Excavating, Inc., contractor, if all required releases are obtained. Council concur.

**Transportation: Burlington
Northern Railway Crossing,
Main Ave S**

Transportation Division recommended approval of an agreement in the amount of \$54,056 with Burlington Northern and Santa Fe (BNSF) Railway for replacement of the railway crossing material at Main Ave. S., as requested by the City. Refer to Transportation Committee.

**Public Works: Water Main
Oversizing, Duvall Ave NE
(Coal Creek Partners)**

Utility Systems Division submitted request from Coal Creek Partners, LLC, for reimbursement in the amount of \$7,209.53 for water main oversizing along Duvall Ave. NE near NE 8th St., provided to comply with the City's Comprehensive Water System Plan. Refer to Utilities Committee.

MOVED BY EDWARDS, SECONDED BY SCHLITZER, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO REMOVE ITEM 7.e. AS NOTED. CARRIED.

CORRESPONDENCE

**Citizen Comment: Langlois,
Sewer System Connection
Request**

Correspondence was read from William Langlois, 10403 - 126th Ave. SE, Renton, requesting connection to the City's sewer system due to the recent failure of his septic tank system. Mr. Langlois also cited financial hardship and requested approval of a payment reimbursement schedule which would allow him to connect to the sewer at this time while deferring some of the costs to a later date. MOVED BY EDWARDS, SECONDED BY CLAWSON, COUNCIL REFER THIS MATTER TO THE UTILITIES COMMITTEE. CARRIED.

**Citizen Comment: Lake
Terrace Homeowners'
Association, Impending Sale of
Property**

Correspondence was read from Roger Haynes, president, Lake Terrace Homeowners' Association, Lake Washington Blvd. N., Renton, 98056, requesting the City's assistance regarding the impending sale of the Lake Terrace Mobile Home Park property at 2100 Lake Washington Blvd. N.

Related correspondence from Mayor Tanner to Washington State Senator Margarita Prentice was also read, explaining that the City has received an application to redevelop this site with a 182-unit multi-family project. Lake Terrace Park residents were given a one-year eviction notice on August 15, 1998. The letter added that the City cannot, without just cause, alter the timeframes for the land use process as specified in its development regulations. The owner has the right to apply for the redevelopment of the site, and Renton must adhere to adopted regulations in processing the application.

Responding to Councilmember Keolker-Wheeler, City Attorney Lawrence J. Warren agreed that Council's ability to construct a remedy for the affected residents is greatly constrained because, as the appointed appeals body for land use actions of this type, the Council has the potential to hear this issue formally in the future. For this reason, Council must guard against prejudging or prehearing this or any other land use development application.

Saying that the development application must be handled according to the legally mandated process, Mrs. Keolker-Wheeler was nevertheless interested in

exploring how the City or other agencies can help Lake Terrace residents find an alternate location or locations for their homes. She announced that she has contacted Jerry Hardibeck, coordinator of the Christmas in April program, to solicit his assistance in this matter.

Councilman Corman supported having staff look into whether the City can help Lake Terrace residents relocate. He emphasized his concern about the eviction deadline.

Mayor Tanner noted that the developer has already appointed a relocation assistance specialist to help residents find either another location for their mobile homes, or alternate housing.

Mrs. Keolker-Wheeler suggested that the City consider the Renton Housing Authority as a further resource. Her preference was that Lake Terrace residents relocate within the City of Renton. Councilman Clawson suggested that it might be appropriate for a City staff member to attend this week's meeting of the Lake Terrace Homeowners' Association.

OLD BUSINESS

Transportation Committee

Vacation: SW Harris Pl, VAC-97-002

Transportation Committee Chair Schlitzer presented a report regarding the SW Harris Place street vacation. The Committee recommended that Council waive the 50% of fair market value formula for Walgreen's purchase of the vacated right-of-way property (SW Harris Place). Council approved this street vacation in October, 1997, contingent upon four conditions. These conditions still apply and will be completed before the final property transaction. The benefits to the City of having Walgreen's develop this site include: redevelopment of a key gateway entrance to the community that anchors downtown revitalization efforts; environmental remediation of a contaminated site; job creation; and additional sales tax revenues. Walgreen's shall be responsible for the financial costs associated with the cleanup of this site. **MOVED BY SCHLITZER, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT.***

Responding to Council President Edwards, Committee Chair Schlitzer clarified that the known contamination is adjacent to the City-owned property to be vacated. Mr. Schlitzer added that another (less attractive and less viable) option would be for the City to try to force the former property owner, via litigation, to perform the required cleanup.

***MOTION CARRIED.**

Streets: Burnett Ave N
Temporary Closure, Time
Extension

Transportation Committee Chair Schlitzer presented a report recommending that Council concur with the extension of the closure of Burnett Ave. N. between N. 5th St. and N. 6th St. due to unforeseen construction difficulties. The Committee further recommended that the resolution authorizing the subject street closure until December 1, 1998 be presented for reading and adoption. **MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See later this page for resolution.)

ORDINANCES AND RESOLUTIONS

Resolution #3354

Streets: Burnett Ave N

The following resolutions were presented for reading and adoption:

A resolution was read authorizing the extended temporary closure of Burnett Ave. N. between N. 5th St. and N. 6th St. for utility replacement and road

Temporary Closure, Time
Extension

restoration. MOVED BY EDWARDS, SECONDED BY SCHLITZER,
COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

Resolution #3355

Parks: Family Aquatic Center
Bond Issue, Council Support

A resolution was read expressing support for the submission by King County of
a levy proposal to the voters on November 3, 1998, to fund a family pool.
MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL ADOPT
THE RESOLUTION AS PRESENTED. CARRIED.

Police: Pawn Shop Hours of
Operation

The following ordinance was presented for first reading and referred to the
Council meeting of October 12, 1998 for second and final reading:

An ordinance was read amending Section 6-7-26 of Chapter 17, Pawn Brokers,
of Title VI, Police Regulations, of City Code, by regulating the hours of pawn
shop operation. MOVED BY EDWARDS, SECONDED BY KEOLKER-
WHEELER, COUNCIL REFER THE ORDINANCE FOR SECOND AND
FINAL READING ON 10/12/98. CARRIED.

The following ordinances were presented for second and final reading:

Ordinance #4741

Development Services: Title IV
Fee Changes

An ordinance was read amending Sections 5-1-2.D and 5-1-2.E and rescinding
Section 5-1-2.G of Chapter 1, Fee Schedule, of Title V (Finance and Business
Regulations) of City Code relating to the supplements and sale price of the
reorganized Title IV Development Regulations. MOVED BY EDWARDS,
SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS
PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

Ordinance #4742

Rezone: Rainier Ave N, R-98-
046

An ordinance was read changing the zoning classification of one parcel consisting
of 3.4 acres with access from Rainier Ave. N. from Residential Single Family
(RS) to Commercial Arterial (CA); File No. R-98-046. MOVED BY
EDWARDS, SECONDED BY SCHLITZER, COUNCIL ADOPT THE
ORDINANCE AS PRESENTED. ROLL CALL: ALL AYES. MOTION
CARRIED.

Ordinance #4743

Rezone: Hardie/Hayes Site, R-
98-050

An ordinance was read changing the zoning classification of five parcels
consisting of 1.36 acres bounded by the Renton Ave. extension, Hayes Pl. SW,
Rainier Ave. S., SW Victoria St. and Hardie Ave. SW from Commercial Arterial
(CA) to Residential-10 Dwelling Units per Acre (R-10); File No. R-98-050.
MOVED BY EDWARDS, SECONDED BY PARKER, COUNCIL ADOPT
THE ORDINANCE AS PRESENTED. ROLL CALL: ALL AYES. MOTION
CARRIED.

Ordinance #4744

Rezone: O'Connor Plat, R-98-
045

An ordinance was read changing the zoning classification of two parcels
consisting of 2.5 acres and 0.5 acres located at Cedar Ave. S. and SE 172nd St.
from Residential-10 Dwelling Units per Acre (R-10) to Residential-Eight
Dwelling Units per Acre (R-8); File No. R-98-045. MOVED BY EDWARDS,
SECONDED BY PARKER, COUNCIL ADOPT THE ORDINANCE AS
PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

Ordinance #4745

Rezone: Pan Abode Site, R-98-
049

An ordinance was read changing the zoning classification of one parcel consisting
of eight acres located at 4350 Lake Washington Blvd. between N. 44th St., I-405
and Lake Washington Blvd. N. from Medium Industrial (IM) to Center
Office/Residential (COR); File No. R-98-049. MOVED BY EDWARDS,
SECONDED BY PARKER, COUNCIL ADOPT THE ORDINANCE AS
PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

Ordinance #4746

Rezone: Boeing Commercial
Airplane Group Site, R-98-041

An ordinance was read changing the zoning classification of two parcels
consisting of 7.41 acres and 5.24 acres located at N. 8th St., Park Ave. N. and
Garden Ave. N. from Heavy Industrial (IH) to Commercial Office (CO); File No.

R-98-041. MOVED BY EDWARDS, SECONDED BY SCHLITZER, COUNCIL ADOPT THE ORDINANCE AS PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

Ordinance #4747

Rezone: Puget Western Site, R-98-033

An ordinance was read changing the zoning classification of one parcel consisting of 20 acres located south of Grady Way, east of Talbot Rd. S. and north and west of I-405 from Heavy Industrial (IH) and Commercial Office (CO) to Commercial Arterial (CA); File No. R-98-033. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

NEW BUSINESS

Human Services: King County Sexual Assault Resource Center, City Funding

Councilman Clawson noted that the King County Sexual Assault Resource Center is seeking a restoration of funding previously received from the City of Renton. The agency's 1997 allocation from the City was reduced by \$4,000 in 1998. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS MATTER TO THE FINANCE COMMITTEE TO DETERMINE IF \$4,000 IS AVAILABLE TO RESTORE THE CUT IN FUNDING THAT WAS MADE TO THE KCSARC IN 1998. CARRIED.

Executive: City Hall Open House

Mayor Tanner cordially invited all interested persons to attend tomorrow's Renton City Hall Open House from 4:00 to 7:00 p.m., which will include tours, refreshments and an official ribbon-cutting ceremony.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL ADJOURN. CARRIED. Time: 8:17 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
October 5, 1998